

Mike
Dobson



22 Green Lane

Ledston, Castleford, WF10 2BD

£340,000

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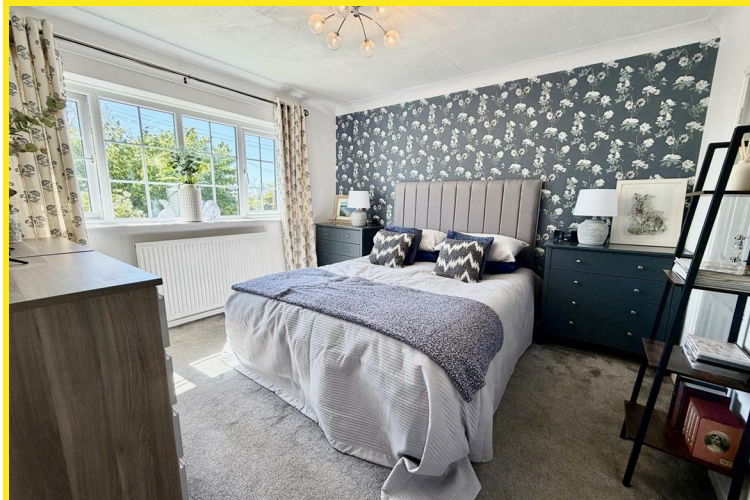
Nestled in the charming village of Ledston, Green Lane presents a beautifully appointed three-bedroom semi-detached house, perfect for families or those seeking a tranquil retreat. This delightful property offers a peaceful atmosphere along a picturesque tree-lined lane.

Upon entering, you are welcomed into a spacious lounge and dining area, which is bathed in natural light and features patio doors that lead to a large conservatory. This seamless transition to the conservatory enhances the living space, making it ideal for entertaining or simply enjoying the views of the stunning rear garden. The modern re-fitted kitchen is a chef's delight, boasting solid wood worktops, a Belfast sink, and built-in appliances including an oven, hob, extractor, and microwave.

The three well-proportioned bedrooms come with fitted storage cupboards, ensuring ample space for your belongings. The modern re-fitted shower room adds a touch of luxury to your daily routine. The property benefits from gas central heating, with a combination boiler installed in 2025, conveniently located in the loft, which is part boarded and accessible via a pull-down ladder, alongside PVCu double glazing providing energy efficiency throughout the year.

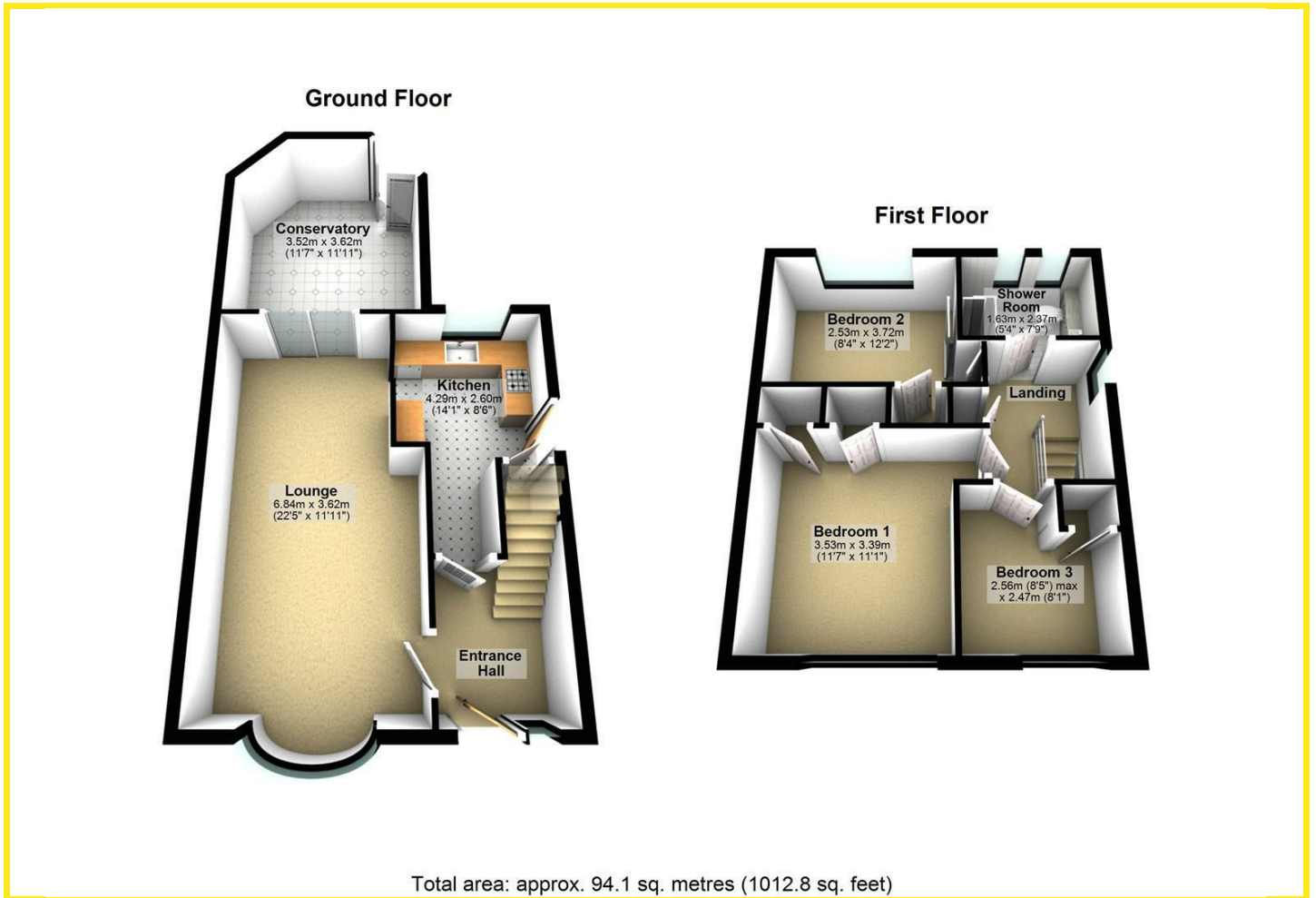
Externally, the property features timber gates and a brick-paved driveway, providing off-road parking for two vehicles. A side covered seating area leads to the generous rear garden, which is a true oasis. The garden boasts a decked seating area, a lush lawn, and a variety of plants, trees, and shrubs, culminating in a further decked area that offers delightful views over the fields.

Additionally, there is an outbuilding equipped with power and lighting, housing washing and drying facilities, along with two garden sheds, one of which also has power. This property is a rare find, combining modern comforts with the beauty of nature, making it an ideal home for those looking to enjoy a serene lifestyle in Ledston.





Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

From our Kippax office turn left down High Street and continue out of Kippax to the traffic lights. Continue over the traffic lights onto Back Newton Lane, taking your first right onto Ledston Mill Lane, upon entering the village take your first right on to Green Lane where the property can be found on the right hand side as indicated by the agents board.

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